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**WHEN RECORDED, RETURN TO:**

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**AMENDMENT NO. 4 TO CONDOMINIUM DECLARATION  
THE MOORINGS AT COLUMBIA POINT, A PHASED CONDOMINIUM  
(SUBSEQUENT PHASE AMENDMENT: PHASE 4)**

*2006-031126*

**Grantor:** THE MOORINGS AT COLUMBIA POINT III, LLC, a Washington limited liability company

**Grantee:** THE MOORINGS AT COLUMBIA POINT III, LLC, a Washington limited liability company

**Abbreviated Legal Description:**

PORTION OF LOT 3 OF CITY OF RICHLAND SHORT PLAT NO. 2709, AS RECORDED UNDER AUDITOR'S FILE NO. 2003-018544, RECORDS OF BENTON COUNTY, WASHINGTON, AMENDING SHORT PLAT NO. 2557, AS RECORDED UNDER AUDITOR'S FILE NO. 2001-004291, RECORDS OF BENTON COUNTY, WASHINGTON.

Complete legal description is at Schedule A of document.

**Assessor's Property Tax Parcel Account Numbers:**

1 1398 3100 101 000

See Attachment No. 1 hereto for additional tax parcel numbers

**Reference to Related Documents:**

- A.F. No. 2003-019694 (Original Declaration)
- A.F. No. 2004-024835 (Phase 2: Amendment No. 1 to Declaration)
- A.F. No. 2004-024836 (Special Assessment: Amendment No. 2 to Declaration)
- A.F. No. 2004-031579 (Notice of Surrender of Declarant Control)
- A.F. No. 2005-030043 (Phase 3: Amendment No. 3 to Declaration)
- A.F. No. 2003-019693 (Original Survey Map and Plans)
- A.F. No. 2004-024794 (Phase 2 Amendment to Survey Map and Plans)
- A.F. No. 2005-030042 (Phase 3 Amendment to Survey Map and Plans)
- A.F. No. 2006-031126 (Phase 4 Amendment to Survey Map and Plans)



**ATTACHMENT NO. 1**

**LIST OF ADDITIONAL TAX PARCEL NUMBERS**

- 1 1398 3100 101 000 (Phase 1)
- 1 1398 3100 102 000 (Phase 1)
- 1 1398 3100 103 000 (Phase 1)
- 1 1398 3100 104 000 (Phase 1)
- 1 1398 3100 105 000 (Phase 1)
- 1 1398 3100 201 000 (Phase 1)
- 1 1398 3100 202 000 (Phase 1)
- 1 1398 3100 203 000 (Phase 1)
- 1 1398 3100 204 000 (Phase 1)
- 1 1398 3100 205 000 (Phase 1)
- 1 1398 3100 301 000 (Phase 1)
- 1 1398 3100 302 000 (Phase 1)
- 1 1398 3100 303 000 (Phase 1)
- 1 1398 3100 304 000 (Phase 1)
- 1 1398 3100 305 000 (Phase 1)

- 1 1398 3130 308 000 (Phase 2)
- 1 1398 3130 310 000 (Phase 2)
- 1 1398 3130 312 000 (Phase 2)
- 1 1398 3130 314 000 (Phase 2)
- 1 1398 3130 316 000 (Phase 2)
- 1 1398 3130 318 000 (Phase 2)
- 1 1398 3130 320 000 (Phase 2)
- 1 1398 3130 322 000 (Phase 2)
- 1 1398 3130 324 000 (Phase 2)
- 1 1398 3130 326 000 (Phase 2)
- 1 1398 3130 328 000 (Phase 2)
- 1 1398 3130 330 000 (Phase 2)
- 1 1398 3130 332 000 (Phase 2)

- 1 1398 3140 101 000 (Phase 3)
- 1 1398 3140 102 000 (Phase 3)
- 1 1398 3140 103 000 (Phase 3)
- 1 1398 3140 104 000 (Phase 3)
- 1 1398 3140 105 000 (Phase 3)
- 1 1398 3140 201 000 (Phase 3)
- 1 1398 3140 202 000 (Phase 3)
- 1 1398 3140 203 000 (Phase 3)



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- 1 1398 3140 204 000 (Phase 3)
- 1 1398 3140 205 000 (Phase 3)
- 1 1398 3140 301 000 (Phase 3)
- 1 1398 3140 302 000 (Phase 3)
- 1 1398 3140 303 000 (Phase 3)
- 1 1398 3140 304 000 (Phase 3)
- 1 1398 3140 305 000 (Phase 3)

1 1398-310-0000 (Phase 4)  
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**AMENDMENT NO. 4 TO CONDOMINIUM DECLARATION  
THE MOORINGS AT COLUMBIA POINT, A PHASED CONDOMINIUM  
(SUBSEQUENT PHASE AMENDMENT: PHASE 4)**

THIS AMENDMENT NO. 4 TO CONDOMINIUM DECLARATION (this "Amendment") is made this 20th day of September, 2006, by THE MOORINGS AT COLUMBIA POINT III, LLC, a Washington limited liability company (hereafter "Declarant"), to amend and modify that certain Condominium Declaration for the Moorings at Columbia Point, a Phased Condominium, made by The Moorings at Columbia Point LLC, a Washington limited liability company, and recorded on April 29, 2003, in the real property records of Benton County, Washington, under Benton County Auditor's File No. 2003-019694, as amended by Amendment No. 1 recorded under Benton County Auditor's File No. 2004-024835 (Phase 2 Subsequent Phase Amendment), Amendment No. 2 recorded under Benton County Auditor's File No. 2004-024836 (Special Assessment Amendment), and Amendment No. 3 recorded under Benton County Auditor's File No. 2005-030043 (Phase 3 Subsequent Phase Amendment) (as amended, the "Declaration").

This Amendment is made by Declarant under the authority of Article 3 of the Declaration. References herein to the Survey Map and Plans shall mean the Survey Map and Plans recorded in the real property records of Benton County, Washington, under Benton County Auditor's File No. 2003-019693, as amended and supplemented by the Survey Map and Plans recorded in the real property records of Benton County, Washington, under Benton County Auditor's File Nos. 2004-024794 (Phase 2 Amendment to Survey Map and Plans), 2005-030042 (Phase 3 Amendment to Survey Map and Plans), and 2006-031126 (Phase 4 Amendment to Survey Map and Plans). Except as otherwise defined herein, all capitalized terms shall have the meanings given them in the Declaration.

1. **PURPOSE.** Declarant is the owner of certain real property located in Benton County, Washington, legally described as Phase 4 on Schedule A hereto ("Phase 4"). Declarant is successor to the Declarant under the Declaration, under which certain real property located in Benton County, Washington, legally described as Phases 1, 2, and 3 on Schedule A hereto ("Phase 1, Phase 2, and Phase 3"), was subjected to the Declaration and established as the Condominium. The purpose of this Amendment is to amend the Declaration to include Phase 4 within the Condominium under RCW Chapter 64.34, as provided under Article 3 of the Declaration. Except as expressly modified by this Amendment, the Declaration is hereby confirmed and ratified and shall remain in full force and effect.

2. **ADDITION OF PHASE 4.** Phase 4 is hereby added to and included and incorporated within the Condominium and shall hereafter be subject to the Declaration, Articles, Bylaws, Rules and Regulations, and other governing documents of the Condominium. The Condominium shall consist of the Property, comprising Phase 1, Phase 2, Phase 3, and Phase 4 as described on Schedule A hereto. Phase 4 comprises two (2)





**SCHEDULE A**

**THE MOORINGS AT COLUMBIA POINT, A CONDOMINIUM**

**DESCRIPTION OF LAND IN EACH PHASE**

**PHASE 1 (SUBJECT TO DECLARATION):**

LOT 1 OF CITY OF RICHLAND SHORT PLAT NO. 2709, AS RECORDED UNDER AUDITOR'S FILE NO. 2003-018544, RECORDS OF BENTON COUNTY, WASHINGTON, AMENDING SHORT PLAT NO. 2557, AS RECORDED UNDER AUDITOR'S FILE NO. 2001-004291, RECORDS OF BENTON COUNTY, WASHINGTON.

**PHASE 2 (SUBJECT TO DECLARATION):**

LOT 2 OF CITY OF RICHLAND SHORT PLAT NO. 2709, AS RECORDED UNDER AUDITOR'S FILE NO. 2003-018544, RECORDS OF BENTON COUNTY, WASHINGTON, AMENDING SHORT PLAT NO. 2557, AS RECORDED UNDER AUDITOR'S FILE NO. 2001-004291, RECORDS OF BENTON COUNTY, WASHINGTON.

**PHASE 3 (SUBJECT TO DECLARATION):**

THAT PORTION OF LOT 3 OF CITY OF RICHLAND SHORT PLAT NO. 2709, AS RECORDED UNDER AUDITOR'S FILE NO. 2003-018544, RECORDS OF BENTON COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT 2709; THENCE NORTH 17°41'32" EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 163.37 FEET TO THE TRUE POINT OF BEGINNING. THENCE SOUTH 83°39'01" EAST 65.49 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°46'37", A RADIUS OF 73.00 FEET, AN ARC DISTANCE OF 36.67 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°06'22", A RADIUS OF 47.00 FEET, AN ARC DISTANCE OF 32.90 FEET, THENCE SOUTH 72°19'17" EAST A DISTANCE OF 114.46 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3 AND TERMINUS OF SAID DESCRIBED LINE.

**PHASE 4 (SUBJECT TO DECLARATION):**

THAT PORTION OF LOT 3 OF CITY OF RICHLAND SHORT PLAT NO. 2709, AS RECORDED UNDER AUDITOR'S FILE NO. 2003-018544, RECORDS OF BENTON COUNTY, WASHINGTON, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:



COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT 2709; THENCE NORTH  $17^{\circ}41'32''$  EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 163.37 FEET TO THE TRUE POINT OF BEGINNING. THENCE SOUTH  $83^{\circ}39'01''$  EAST 65.49 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $28^{\circ}46'37''$ , A RADIUS OF 73.00 FEET, AN ARC DISTANCE OF 36.67 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $40^{\circ}06'22''$ , A RADIUS OF 47.00 FEET, AN ARC DISTANCE OF 32.90 FEET, THENCE SOUTH  $72^{\circ}19'17''$  EAST A DISTANCE OF 114.46 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3 AND TERMINUS OF SAID DESCRIBED LINE.



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**SCHEDULE B****THE MOORINGS AT COLUMBIA POINT, A CONDOMINIUM**

**UNIT DESCRIPTION, UNIT LEVEL, UNIT TYPE, APPROXIMATE AREA,  
AND ALLOCATED INTERESTS IN COMMON ELEMENTS,  
COMMON EXPENSES, AND VOTES IN ASSOCIATION**

**PHASE 1**

**Address: 334 Columbia Point Drive, Richland, Washington**

Unit No.	Building	Unit Type	Level	Approximate Area (in square feet)	Bed-rooms	Bath-rooms	Fire-places	Allocated Interest in Common Elements, Common Expenses, and Votes in Association
101	1	Residential	1	3,351	4	2 1/2	1	1.8182%
	1	Garage	1	385				
102	1	Residential	1	3,341	4	2 1/2	1	1.8182%
	1	Garage	1	383				
103	1	Residential	1	3,337	4	2 1/2	1	1.8182%
	1	Garage	1	387				
104	1	Residential	1	3,341	4	2 1/2	1	1.8182%
	1	Garage	1	383				
105	1	Residential	1	3,862	4	2 1/2	1	1.8182%
	1	Garage	0	523				
201	1	Residential	2	3,388	4	2 1/2	1	1.8182%
	1	Garage	0	587				
202	1	Residential	2	3,382	4	2 1/2	1	1.8182%
	1	Garage	0	504				
203	1	Residential	2	3,398	4	2 1/2	1	1.8182%
	1	Garage	0	505				
204	1	Residential	2	3,378	4	2 1/2	1	1.8182%
	1	Garage	0	530				



Unit No.	Building	Unit Type	Level	Approximate Area (in square feet)	Bed-rooms	Bath-rooms	Fire-places	Allocated Interest in Common Elements, Common Expenses, and Votes in Association
205	1	Residential	2	3,400	4	2 1/2	1	1.8182%
	1	Garage	0	296				
	1	Garage	0	299				
301	1	Residential	3	2,978	4	2 1/2	1	1.8182%
	1	Garage	0	586				
302	1	Residential	3	2,967	4	2 1/2	1	1.8182%
	1	Garage	0	321				
	1	Garage	0	321				
303	1	Residential	3	2,970	4	2 1/2	1	1.8182%
	1	Garage	0	588				
304	1	Residential	3	2,970	4	2 1/2	1	1.8182%
	1	Garage	0	297				
	1	Garage	0	301				
305	1	Residential	3	2,985	4	2 1/2	1	1.8182%
	1	Garage	0	561				
Totals				56,805				27.2730%



## PHASE 2

Addresses: 308 to 332 Columbia Point Drive, Richland, Washington

Unit No.	Building	Unit Type	Level	Approximate Area (in square feet)	Bed-rooms	Bath-rooms	Fire-places	Allocated Interest in Common Elements, Common Expenses, and Votes in Association
308	2-A	Residential Type B	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
310	2-A	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
312	2-A	Residential Type B	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
314	2-A	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
316	2-A	Residential Type B	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
318	2-A	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
320	2-A	Residential Type B	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
322	2-A	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-A	Garage	1	394				
324	2-B	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-B	Garage	1	394				
326	2-B	Residential Type B	1, 2	1,872	3	2.5	1	1.8182%
	2-B	Garage	1	394				
328	2-B	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-B	Garage	1	394				



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330	2-B	Residential Type B	1, 2	1,872	3	2.5	1	1.8182%
	2-B	Garage	1	394				
332	2-B	Residential Type A	1, 2	1,872	3	2.5	1	1.8182%
	2-B	Garage	1	394				
<b>Totals</b>				<b>29,569</b>				<b>23.6366%</b>



**PHASE 3**  
**Address: 386 Columbia Point Drive, Richland, Washington**

Unit No.	Building	Unit Type	Level	Approximate Area (in square feet)	Bed-rooms	Bath-rooms	Fire-places	Allocated Interest in Common Elements, Common Expenses, and Votes in Association
101	3	Residential	1	3,584	4	2.5	1	1.8182
	3	Garage	0	518	0	0	0	
102	3	Residential	1	3,318	4	2.5	1	1.8182
	3	Garage	1	391	0	0	0	
103	3	Residential	1	3,315	4	2.5	1	1.8182
	3	Garage	1	391	0	0	0	
104	3	Residential	1	3,315	4	2.5	1	1.8182
	3	Garage	1	391	0	0	0	
105	3	Residential	1	3,315	4	2.5	1	1.8182
	3	Garage	1	391	0	0	0	
201	3	Residential	2	3,373	4	2.5	1	1.8182
	3	Garage	0	300	0	0	0	
202	3	Residential	2	3,373	4	2.5	1	1.8182
	3	Garage	0	508	0	0	0	
203	3	Residential	2	3,373	4	2.5	1	1.8182
	3	Garage	0	484	0	0	0	
204	3	Residential	2	3,373	4	2.5	1	1.8182
	3	Garage	0	309	0	0	0	
205	3	Residential	2	3,373	4	2.5	1	1.8182
	3	Garage	0	485	0	0	0	
301	3	Residential	3	2,957	4	2.5	1	1.8182
	3	Garage	0	562	0	0	0	
302	3	Residential	3	2,957	4	2.5	1	1.8182
	3	Garage	0	561	0	0	0	



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Unit No.	Building	Unit Type	Level	Approximate Area (in square feet)	Bed-rooms	Bath-rooms	Fire-places	Allocated Interest in Common Elements, Common Expenses, and Votes in Association
303	3	Residential	3	2,957	4	2.5	1	1.8182
	3	Garage	0	281	0	0	0	
304	3	Residential	3	2,957	4	2.5	1	1.8182
	3	Garage	0	581	0	0	0	
305	3	Residential	3	2,957	4	2.5	1	1.8182
	3	Garage	0	562	0	0	0	
<b>Totals</b>				<b>55,212</b>				<b>27.2730%</b>



### PHASE 4

Addresses: 356-378 Columbia Point Drive, Richland, Washington

Unit No.	Building	Unit Type	Level	Approximate Area (in square feet)	Bed-rooms	Bath-rooms	Fire-places	Allocated Interest in Common Elements, Common Expenses, and Votes in Association
356	4-A	Residential Plan A	1, 2	1,971	3	2.5	1	1.8182%
	4-A	Garage	1	394				
358	4-A	Residential Plan AX OPP	1, 2	1,971	3	2.5	1	1.8182%
	4-A	Garage	1	394				
360	4-A	Residential Plan A	1, 2	1,971	3	2.5	1	1.8181%
	4-A	Garage	1	394				
362	4-A	Residential Plan AX OPP	1, 2	1,971	3	2.5	1	1.8181%
	4-A	Garage	1	394				
364	4-A	Residential Plan A	1, 2	1,971	3	2.5	1	1.8181%
	4-A	Garage	1	394				
366	4-A	Residential Plan AX OPP	1, 2	1,971	3	3.25	1	1.8181%
	4-A	Garage	1	394				
368	4-B	Residential Plan B	1, 2	1,929	3	2.5	1	1.8181%
	4-B	Garage	1	424				
370	4-B	Residential Plan AX OPP	1, 2	1,973	3	2.5	1	1.8181%
	4-B	Garage	1	394				
372	4-B	Residential Plan A	1, 2	1,973	3	2.5	1	1.8181%
	4-B	Garage	1	394				
374	4-B	Residential Plan AX OPP	1, 2	1,973	3	2.5	1	1.8181%
	4-B	Garage	1	394				



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376	4-B	Residential Plan A	1, 2	1,973	3	2.5	1	1.8181%
	4-B	Garage	1	394				
378	4-B	Residential Plan AX OPP	1, 2	1,973	3	2.5	1	1.8181%
	4-B	Garage	1	394				
				<b>28,378</b>				<b>21.8174%</b>